

To Let

Light Industrial Unit

13 Enterprise Road
Raunds WELLINGBOROUGH NN9 6JE



- Modern workshop/industrial unit
- Good access via roller shutter door
- Secure yard with allocated parking
- Gross internal floor area 600 sq ft (55.74sq m).

To Let £7,500 per annum exclusive

Location

The premises is situated in Raunds which lies approximately 14 miles east of Northampton and can be accessed via the A45 dual carriageway. A wide range of amenities are provided nearby.

Accommodation

The property comprises a unit of approximately 600 sq ft (55.74 sq m).

Unit 13 has the benefit of a roller shutter door (with integral pedestrian door) and offers industrial workshop accommodation with a minimal eaves height of approx 2.65m. The unit incorporates partitioned office accommodation to the rear. The roller shutter door measure 3.5m wide with a height of 2.65m. Floors are concrete and internal fit out includes fluorescent strip lighting, single WC and wash facilities.

Externally the unit is accessed via a shared forecourt with several car parking spaces provided at the front of the property.

Areas

	Sq Ft	Sq M
Gross Internal Area	600	55.74
TOTAL	600	55.74

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £7,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £5,200
Rates Payable: £0

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Will McDonald - Underwoods
wm@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774146

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: underwoods.co.uk